

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:

DOCKET NO. 510

NEW CINGULAR WIRELESS PCS, LLC
D/B/A AT&T AND TARPON TOWERS II,
LLC APPLICATION FOR A CERTIFICATE
OF ENVIRONMENTAL COMPATIBILITY
AND PUBLIC NEED FOR THE
CONSTRUCTION, MAINTENANCE AND
OPERATION OF A
TELECOMMUNICATIONS FACILITY
LOCATED AT 92 GREENS FARMS
ROAD, WESTPORT, CONNECTICUT

**SUPPLEMENTAL PRE-FILED TESTIMONY OF KEITH COPPINS
AND DOUGLAS ROBERTS, AIA**

Q1. Mr. Coppins, does this testimony supplement your prior pre-filed testimony filed on August 2, 2022?

A1. Yes.

Q2. Mr. Roberts, please state your name and position.

A2. My name is Douglas Roberts, AIA. I am a licensed architect and have an independent practice, with an address at 110 Washington Avenue, Fourth Floor, North Haven, Connecticut. I have been engaged by Tarpon to provide architectural, engineering, and other design services for the proposed telecommunications facility (the "Facility") at 92 Greens Farms Road in Westport, Connecticut (the "Site").

Q3. Mr. Roberts, please state your qualifications.

A3. I attended the University of Bridgeport from 1974 to 1978. I am a licensed architect in the State of Connecticut. I have worked in the field of architecture for over 36 years. I most recently worked with AECOM as a Senior Architect. My expertise includes project management of architectural and engineering designs for over one thousand wireless telecommunications facilities in Connecticut, New York, Massachusetts, Rhode Island, and New Jersey. I assisted in the development of and served on the management team for the Telecommunications Group of URS Corporation AES in Rocky Hill since its inception in 1997, where I served as Senior Project Manager. At AECOM I served as Senior Architect in the Technology Solutions Group, and was responsible for the development of telecommunications facilities throughout Connecticut, Massachusetts, New York, Rhode Island, and New Jersey. I have appeared before the Connecticut Siting Council regarding telecommunications facilities for over 20 years.

Q4. Properties 8 and 9 in the Site Search Summary, Exhibit F to the Application are two properties located on Hales Road in Westport that are owned by the Connecticut Department of Transportation (“CDOT”). Since the date that you filed the Application, has Tarpon heard any response from CDOT?

A4. No.

Q5. Have there been any communications about the CDOT properties?

A5. Although CDOT has refused to communicate with Tarpon about the CDOT properties, the DOT sent a letter to First Selectwoman Tooker, the Town of

Westport's First Selectwoman, on July 11, 2022. The letter, among other things, outlined "several risks" with respect to the development of a tower on the CDOT site, including the following:

"At this time, the Department is not in a position to lead open solicitation for a cell tower at this site alone."

"The Department has identified risks with the proposed site location as it currently operates as an access, laydown, and material storage area for Metro-North Railroad. There is limited alternative access areas that could be used to mitigate elimination of this access area. This site also presents possible challenges with underground utilities that are used to facility communication for railroad power and signalization. A detailed investigation would need to occur."

"Risks have also been identified with the grades of the area proposed and the visibility to nearby residences. Vegetation may be required to be removed which would increase complaints to the Department."

The letter also enclosed a document marked "Draft Guide Document" and entitled "Attachment C, Bureau of Public Transportation Office of Rail, Wireless Communications Facility Program Procedures." Although the letter with the enclosure were never sent by CDOT to Tarpon – despite *months* of communications from Tarpon to reaching out to CDOT – the Town forwarded the

letter and the enclosure to Tarpon. A copy of the letter with the enclosure is attached as Exhibit A.

Q6. Notwithstanding the numerous risks identified by CDOT concerning the viability of a cell tower on its properties on Hales Road, did Tarpon still submit a site candidate packet in accordance with the “Draft Guide Document”?

A6. Yes. See Exhibit B, which was sent by Tarpon by certified mail on August 24, 2022 and received by CDOT on September 1, 2022. See Exhibit C.

Q7. Has Tarpon received any communication from CDOT in response to Tarpon’s submission?

A7. No.

Q8. In addition to the numerous risks that CDOT identified, does Tarpon have any additional concerns about the CDOT properties?

A8. Yes. There are significantly more residential properties in close proximity to the CDOT properties than to 92 Greens Farms Road. There are about **228** residential properties (including 16 units located in a condominium complex) within 1,000 feet of the CDOT property suggested by the Town (M/B/L/U D06/023/000), compared to only 67 residences (including the host property) within 1,000 feet of 92 Greens Farms Road.

CDOT has not allowed us to enter upon the properties to more fully evaluate them; however, it appears from the Town’s wetlands maps that there are wetlands on the properties (east and west of the proposed location contained in the submission to CDOT). It is likely that the only possible location for a tower on

the property (M/B/L/U D06/023/000) would be immediately adjacent to Hales Road, and there will be less ability to screen the tower with vegetation (existing or future).


Q9. Do you have any other information about the CDOT properties to provide the Council?

A9. Yes. The Town's main objection to 92 Greens Farms Road appears to be that the property is residentially zoned, but the two CDOT properties are also residentially zoned according to the Town's tax assessment records. M/B/L/U D06/023/000 is zoned Residence AAA District and M/B/L/U C06/008/000 is zoned Residence A District. See attached Exhibit D.

Q10. Does this conclude your testimony?


A10. Yes.

I hereby affirm that the foregoing is true and correct to the best of my knowledge.



Keith Coppins

Sworn to and subscribed before me this 13th day of September, 2022.



Commissioner of the Superior Court

I hereby affirm that the foregoing is true and correct to the best of my knowledge.

Douglas Roberts, AIA

Sworn to and subscribed before me this ____ day of September, 2022.

Commissioner of the Superior Court

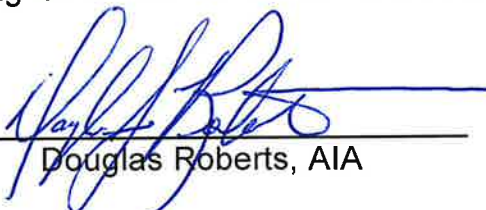
I hereby affirm that the foregoing is true and correct to the best of my knowledge.

Keith Coppins

Sworn to and subscribed before me this ____ day of September, 2022.

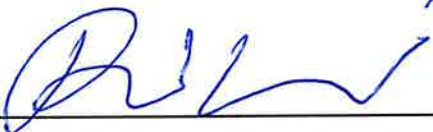
Commissioner of the Superior Court

I hereby affirm that the foregoing is true and correct to the best of my knowledge.



Douglas Roberts, AIA

Sworn to and subscribed before me this 13th day of September, 2022.



Commissioner of the Superior Court

CERTIFICATION OF SERVICE

I hereby certify that a copy of the foregoing was sent via electronic mail on this 15th day of September, 2022, to the following:

Ira W. Bloom, Esq.
Nicholas R. Bamonte, Esq.
Berchem Moses PC
1221 Post Road East
Westport, CT 08660
ibloom@berchemmoses.com
nbamonte@berchemmoses.com

Lucia Chiocchio, Esq.
Kristen Motel, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601
lchiocchio@cuddyfeder.com
kmotel@cuddyfeder.com

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Tel: (860) 275-8200
kbaldwin@rc.com

Donald L. Bergmann
32 Sherwood Drive
Westport, CT 06880
donlbergmann@sbcglobal.net



David A. Ball



STATE OF CONNECTICUT

DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (203) 497-3436

July 11, 2022

The Honorable Jennifer S. Tooker
First Selectwoman
Town Hall
110 Myrtle Avenue
Westport, CT 06880

Dear First Selectwoman Tooker:

This is in response to your letter to Julie Thomas dated May 12, 2022, regarding a request for a cell tower on state rail property. Since the meeting, Julie Thomas has retired, and we are working through a transition with a new Supervisor in the Connecticut Department of Transportation (Department) Rail Property Management and Utilities Section.

To clarify the Departments position, the following outlines several risks that have been identified with the Town's suggested alternate site:

1. Typically, we receive requests from major carriers for cell towers on state rail property. The Department has several agreements in process with these carriers (AT&T & T-Mobile). The major carriers have familiarity with working with the state. We identified a potential procurement risk, since this is a new third party that wants to lease tower space to other carriers. The company did not apply to the state with this site, and we have concerns if this came across as this carrier getting privilege over others. To date, we have not received a formal request with a detailed site plan or conditions of the proposed agreement. A legal sufficiency review would need to be conducted and would take time. At this time, the Department is not in a position to lead open solicitation for a cell tower at this site alone.
2. The Department has identified risks with the proposed site location as it currently operates as an access, laydown, and material storage area for Metro-North Railroad. There is limited alternative access areas that could be used to mitigate elimination of this access area. This site also presents possible challenges with underground utilities that are used to facilitate communication for railroad power and signalization. A detailed investigation would need to occur.

July 11, 2022

3. Risks have also been identified with the grades of the area proposed and visibility to nearby residences. Vegetation may be required to be removed which would increase complaints to the Department.

Enclosed is the Department's Guidelines for cell tower installations. We are open to the provider initiating this process; however, they need to understand the risks identified above. There is no guarantee the state can approve the site without a detailed review. The Department would need detailed plans like what was provided to the Town for the other sites. The cell provider would have to work with Metro-North Railroad – Dave Willard - on the necessary permits to enter the site for the investigations. His contact information is Willard@mnr.org and his phone number is 203-337-3606. For further questions for the Department, please contact Mr. James Triplett at James.Triplett@ct.gov and phone number 203-410-0058.

Sincerely,



Digitally signed by Eric S. Bergeron, Eric
DN: cn=Eric S. Bergeron, o=CT
DN: cn=Eric S. Bergeron, o=CT
DN: cn=Eric S. Bergeron, o=CT
DN: cn=Eric S. Bergeron, o=CT
DN: cn=Eric S. Bergeron, o=CT
DN: cn=Eric S. Bergeron, o=CT

Eric S. Bergeron
Assistant Rail Administration
Bureau of Public Transportation

Enclosure

ATTACHMENT C
BUREAU OF PUBLIC TRANSPORTATION
OFFICE OF RAIL
WIRELESS COMMUNICATIONS FACILITY PROGRAM PROCEDURES

The following steps outline the Office of Rail, Wireless Communications Facility Program Procedures, for the placement of communication towers, facilities and/or appurtenances (“Facilities”) along, within or in the vicinity of railroad lines, corridors, stations or facilities owned by the Department of Transportation (ConnDOT).

I. Office of Rail Application Function:

- A. All requests from wireless communications providers and wireless communications facilities providers (“Applicants”) for siting Facilities on ConnDOT property along, within or in the vicinity of railroad lines, corridors, stations or facilities must be directed to: Mr. James Triplett, Property Management Division, Office of Rail, 4 Brewery Street, New Haven, CT 06519.
- B. The Applicant shall supply a duly executed copy of the Master License Agreement (MLA) to the Office of Rail, and/or will be provided with an MLA for completion prior to any discussions concerning desired siting locations within ConnDOT rail property.
- C. The Applicant shall submit a complete Site Candidate Packet (See Attachment R-1), which must include an aerial photo of the desired location, street map with site location marked (hereinafter the “Site”), and search ring identified, directions to the Site, diagrammatic level sketch, latitude and longitude of the desired Site, Site photos, topography map with Site plotted and search ring identified, the Preliminary Site Evaluation Checklist, deeds verifying ConnDOT ownership, and an Encroachment Permit or Right of Entry request for preliminary Site evaluation work.
- D. The Office of Rail shall organize a Site Evaluation Team consisting of members based upon which jurisdictions are impacted by the proposed location of the Facilities. Site Evaluation Team members will include representatives from the Offices of Rail, Rail Design and Construction, Rail Regulatory, as well as Metro-North Commuter Railroad Company for the New Haven Main Line, Waterbury, Danbury and New Canaan Branch Lines, and any other impacted ConnDOT Bureaus or private or public entities.

BUREAU OF PUBLIC TRANSPORTATION
OFFICE OF RAIL
WIRELESS COMMUNICATIONS FACILITY PROGRAM PROCEDURES

I. Office of Rail Application Function (cont.):

- E. Prior to discussions regarding locating Facilities on ConnDOT rail property or any visits to proposed Sites located along, within, or in the vicinity of railroad lines, corridors, stations or facilities, a MLA must be fully executed by both the Applicant and ConnDOT.

II. Office of Rail Site Evaluation Process:

- A. The Office of Rail shall review the Site Candidate Packet supplied by the Applicant and evaluate the Preliminary Site Evaluation Checklist for all Facilities along, within, or in the vicinity of railroad lines, corridors, stations or facilities owned by ConnDOT.
- B. The Applicant shall be advised by the Office of Rail regarding the Acceptability of the Preliminary Site Evaluation Checklist.
- C. If the materials submitted are deemed unacceptable, the Office of Rail will inform the Applicant of the specific deficiencies so that the Applicant has an opportunity to make the necessary alterations for resubmission and approval. In the event the application is not approved, the Applicant will be notified promptly by the Office of Rail.
- D. The Office of Rail shall conduct the following actions as part of the Site evaluation process:
 - 1. Determine the status of any proposed transportation improvements in the vicinity of the proposed Site by performing a Bureau-wide concurrence process.
 - 2. Verify applicants' data regarding property ownership to verify that ConnDOT holds fee interest in the property.
 - 3. Identify and schedule Site Evaluation Team members for a Site inspection.
- E. The Site Evaluation Team and Applicant shall visit the proposed Site. The Office of Rail shall advise the Applicant of ConnDOT's decision regarding the use of the Site.

BUREAU OF PUBLIC TRANSPORTATION
OFFICE OF RAIL
WIRELESS COMMUNICATIONS FACILITY PROGRAM PROCEDURES

II. Office of Rail Site Evaluation Process (Cont.):

- F. If approved by ConnDOT, the Office of Rail shall process either an Encroachment Permit or a Right of Entry for the Applicant to conduct Preliminary Site assessments such as radio frequency testing, surveying and soil analysis.
- G. Upon receipt of the Site approval by ConnDOT, the Office of Rail shall advise the Applicant it has forty-five (45) calendar days to conduct preliminary Site assessments to determine if it wishes to go forward and seek approvals through the Connecticut Siting Council (CSC). In addition to obtaining CSC approvals, the Applicant is informed that it must also obtain any other necessary State or private or public approvals necessary for the construction of the Facilities. If application to the CSC is not made within this 45-day time period, the applicant forfeits its standing and the Site becomes available for review by other applicants.

III. Office of Rail CSC Confirmation, Individual Site Agreement (ISA), and Construction Process

- A. The Applicant must submit proof to the Office of Rail, 50 Union Avenue, 4th Floor West, New Haven, CT 06519, that it has submitted an application to the CSC and provide a Two-Thousand Dollar (\$2,000)* application fee in the form of a certified or bank officer's check made to the order of "Treasurer, State of Connecticut". Upon receipt, the Office of Rail will initiate a final review of the proposed Facilities construction.
- B. The Office of Rail will request an internal final review of the proposal by the following Offices and Bureaus:
 - 1. Rail Operations
 - 2. Rail Design and Construction
 - 3. Rail Regulatory
 - 4. Property and Facilities Services
 - 5. Bureau of Policy and Planning and any affected Bureau(s) within ConnDOT

Reviews will be completed within one month of the request.

BUREAU OF PUBLIC TRANSPORTATION
OFFICE OF RAIL
WIRELESS COMMUNICATIONS FACILITY PROGRAM PROCEDURES

III. Office of Rail CSC Confirmation, Individual Site Agreement (ISA), and Construction Process (cont.):

- C. Any omissions or corrections in the application will be reported to the Applicant by the Office of Rail. The Applicant will be provided with an additional 30-day period in order to correct any deficiencies.
- D. The Office of Rail will forward a copy of the proposal to the Department of Public Safety and ConnDOT's Radio Communications Office to determine the State's need for co-location at a proposed Site.
- E. The Office of Rail will prepare an ISA for all proposed Sites based on comments from ConnDOT reviews. This document will contain all special provisions and restrictions relative to the proposed construction of the Facilities as well as the co-location requirements of the State.
- F. Upon receipt of approval from the CSC, the ISA will be prepared by the Office of Rail and forwarded to the Applicant for signature.
- G. If required, the ISA will be forwarded by the Office of Rail to any applicable Federal oversight authority should Federal regulatory approval be deemed necessary.
- H. The ISA will be forwarded by the Office of Rail to the Bureau Chief of Public Transportation for ConnDOT approval.
- I. The executed ISA will be forwarded to the Applicant, ConnDOT's Accounts Receivable Unit for billing purposes, Office of Property and Facilities for the issuance of a Notice of Intent to Construct, and the Office of Rail for the issuance of an Encroachment Permit.
- J. Once all of the aforementioned conditions are met, the Applicant shall be notified and construction may begin.
- K. The Office of Rail, Rail Design and Construction, and Rail Regulatory, including any individual Bureaus in ConnDOT or private entities impacted by the construction of the Facilities, will have oversight of the construction projects along, within, or in the vicinity of railroad lines, corridors, stations or facilities and will resolve issues with the Applicant in coordination with the Office of Rail.

L.

*Rates must be evaluated.

(Attachment R-1)
SITE CANDIDATE PACKET

Date Submitted: _____

Applicant Contact Person: _____

Address: _____

Phone: _____

Cell: _____

E-mail: _____

Search Ring: _____

Site Address: _____

Latitude/Longitude: _____

Ground Elevation: _____

Define Site Type: (raw land, existing tower, facility, etc..)

Structure Height: _____

Mount Height: _____

Access Existing?: _____

Access Proposed?: _____

Proposed Location of Equipment: _____

Location of Power and Teleco Demarcation:

For Existing Towers:

Owner Name: _____

Address: _____

Contact Name: _____

Contact Phone Number: _____

The following items must be attached:

Street Maps, GIS, Site location with search ring identified, diagrammatic sketch

Directions, site photos, corresponding deeds or verification of ownership

Topographical map with site plotted and search ring identified

Right of Entry or Encroachment Permit Request

Phoenix Partnership

August 24, 2022

Bureau of Public Transportation
Mr James Triplett
Property Management Division
Office of the Rail
4 Brewery Street
New Haven, CT 06519

Re: Telecommunication Site- Westport CT

Dear Mr. Triplett;

Tarpon Towers II, LLC is a tower development company (www.tarpontowers.com) along with its joint venture partner Phoenix Partnership, LLC are working with several wireless carriers in Connecticut to develop tower sites. We are currently looking in the area of Westport along Hales Road to develop a wireless tower site.

Your property located on Hales Road has been chosen as a possible site for the facility. The facility would consist of a tower and an area for base station equipment. Tarpon would enter into a long term lease agreement with you and bear all the cost for zoning and construction.

Please find enclosed the following items:

1. Directions
2. Search Ring
3. Attachment R-1
4. Photos
5. Map of the subject property
6. Rough layout
7. Assessors card
8. Deed
9. Aerial Photograph

I would like to set up a meeting at your convenience to discuss the matter in more detail. Please feel free to contact me at your convenience at 203-623-3287. My email is kcoppins@phoenixptrs.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'KCoppins', with a stylized flourish at the end.

Keith Coppins



CT1024 WESTPORT

SITE NUMBER: CT1024
SITE NAME: WESTPORT CT
SITE LOCATION: HALES ROAD
WESTPORT, CT
Mblu D06 023000

DIRECTIONS TO SITE FROM NEW HAVEN:

- 1. I-95 South Towards NYC**
- 2. Take Exit 18 for Sherwood Island Connector**
- 3. Keep Right at the fork, follow signs for R.R. Station**
- 4. Merge onto Sherwood Island Connector**
- 5. Turn Left onto Greens Farms Road**
- 6. Turn left onto Hillspoint Road**
- 7. Turn right onto Hales Road**

(ATTACHMENT R-1)
SITE CANDIDATE PACKET

Date Submitted: August 16, 2022

Applicant Contact Person: Tarpon Towers II, LLC Keith Coppins

Address: 8916 77th Terrace East Suite 103 Lakewood Ranch, FL 34202

Phone: 941-757-5010

Cell: 203-623-3287

E-Mail: kcoppins@arxwireless.com

Search Ring: Westport

Site Address: Hales Road Westport CT MBLU D06 023000

Ground Elevation: 26 AMSL

Latitude/Longitude: 41 07'19.53" -73 20' 53.85

Define Site Type: (Raw Land, Existing Tower, Facility, etc.)

Raw Land 35'x 65' compound within a 100'x100' Lease Area. 124' monopole tower, 12' gravel access drive, 20' utility easement with underground power and telephone to Eversource pole 24908

Structure Height: 124'

Mount Height: AT&T at 120' Verizon at 110' Future carriers at 90' and 80'

Access Existing: Existing curb cut at gate

Access Proposed: Existing curb cut at gate

Proposed Location of Equipment: Within the 35'x 65' compound

Location of Power and Telco Demarcation:

Proposed Telco and Power demarcation will be outside the fence at the compound adjacent to the compound gate.

For Existing Towers:

Owners Name: _____

Address: _____

Contact Name: _____

Contact Phone Number: _____

The following items must be attached:

Street Maps, GIS, Site location with search ring identified, diagrammatic sketch Directions, site photos, corresponding deeds or verification of ownership Topographical map with site plotted and search ring identified Right of Entry or Encroachment Permit Request



Proposed Access to Site on Hales Road, Thru Existing Gate and Drive



Existing Access Road



Existing Utility Pole that would be used to provide Power and Telco to Site



Existing Site from Hillspoint Overpass Bridge.



CT1024 WESTPORT

Westport, CT



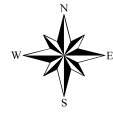
August 15, 2022

1 inch = 1135 Feet

www.cai-tech.com



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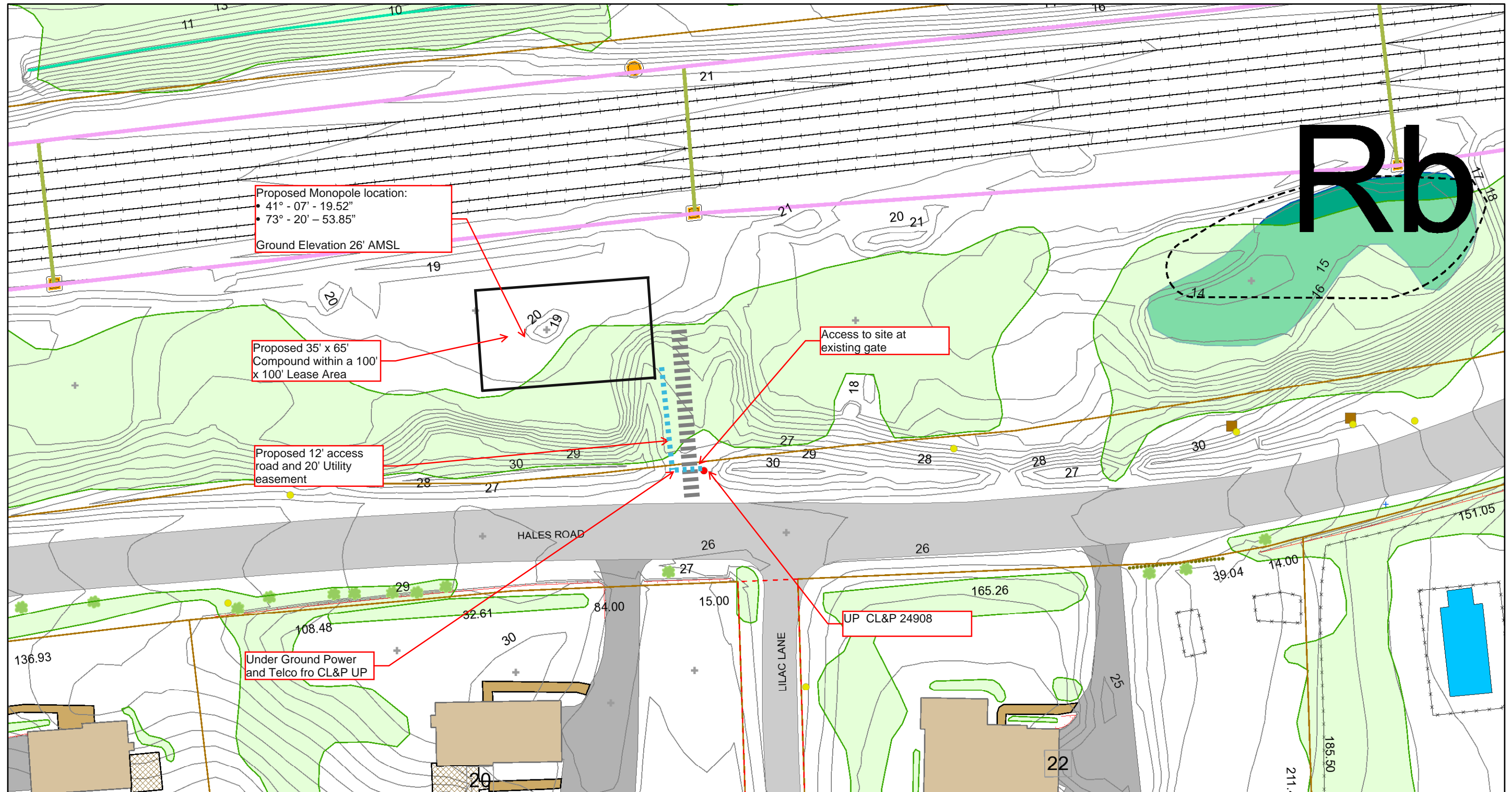
August 15, 2022

Westport, CT

1 inch = 40 Feet



www.cai-tech.com



Proposed Monopole location:
 • 41° - 07' - 19.52"
 • 73° - 20' - 53.85"
 Ground Elevation 26' AMSL

Proposed 35' x 65'
 Compound within a 100'
 x 100' Lease Area

Proposed 12' access
 road and 20' Utility
 easement

Access to site at
 existing gate

Under Ground Power
 and Telco fro CL&P UP

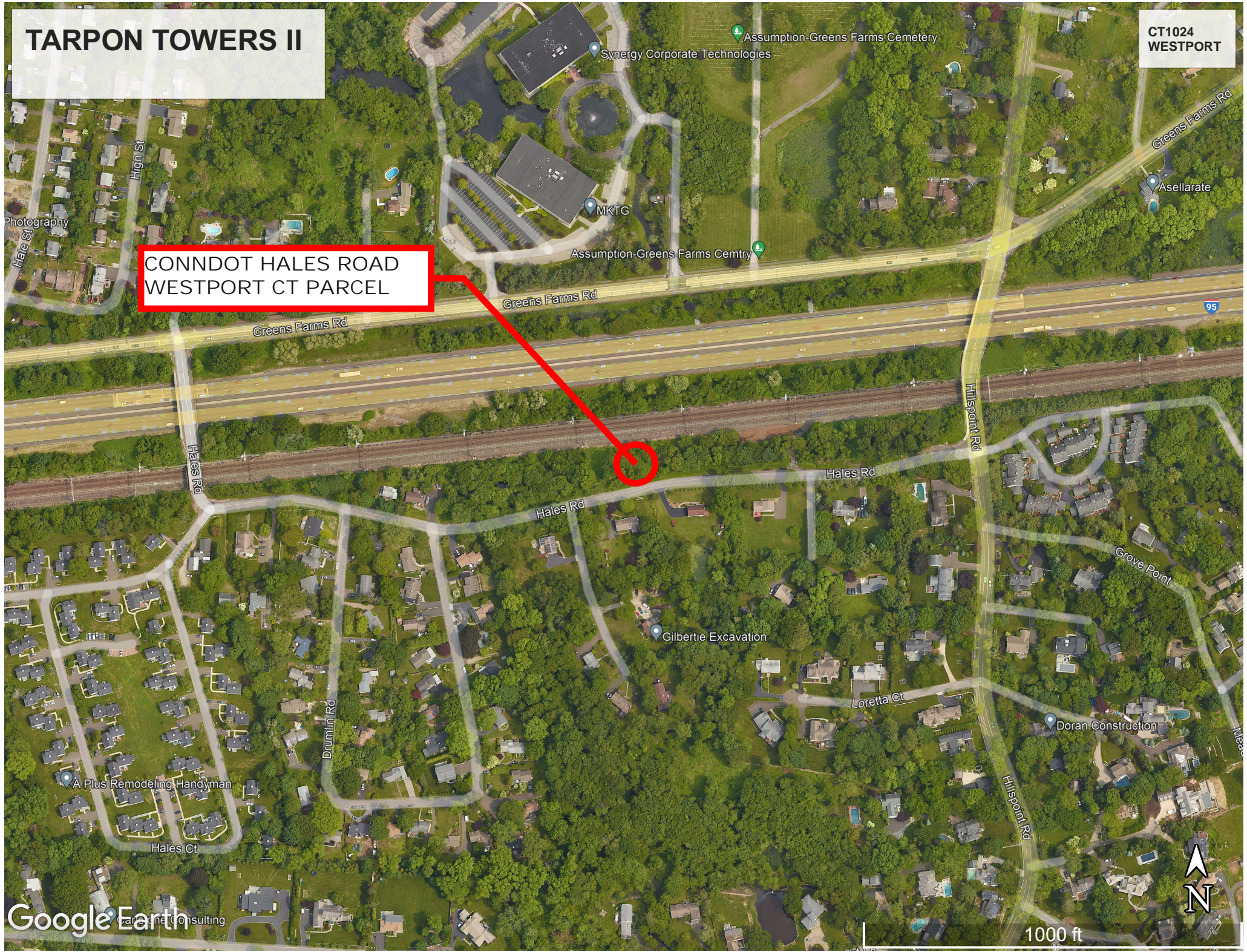
UP CL&P 24908

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TARPON TOWERS II

CT1024
WESTPORT

CONNDOT HALES ROAD
WESTPORT CT PARCEL



Ruler

Line Path Polygon **Circle** 3D path 3D polygon

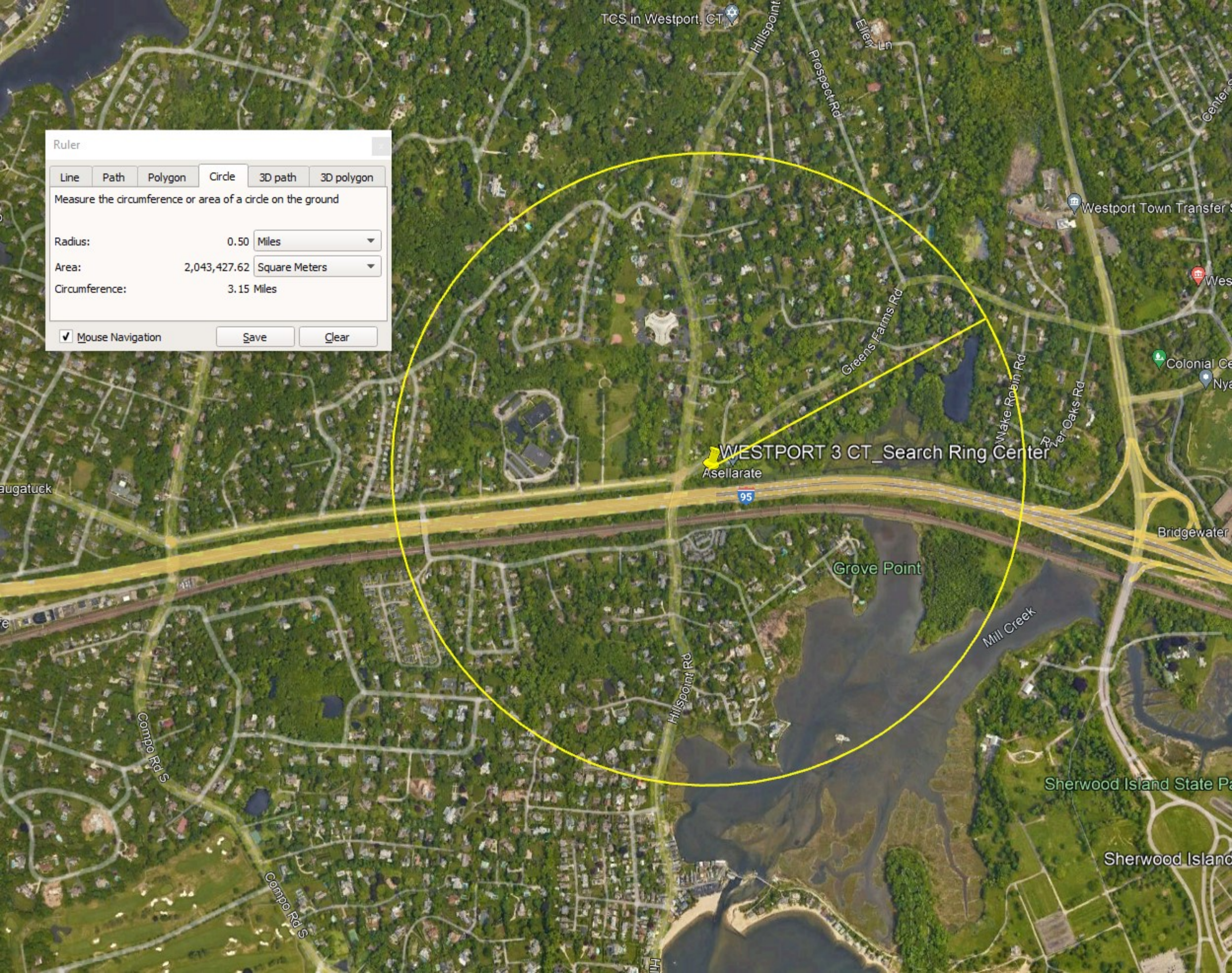
Measure the circumference or area of a circle on the ground

Radius: 0.50 Miles

Area: 2,043,427.62 Square Meters

Circumference: 3.15 Miles

Mouse Navigation Save Clear



TCS in Westport, CT

Hillspoint

Prospect Rd

Ellery Ln

Westport Town Transfer

West

Colonial Ce

Nya

WESTPORT 3 CT_Search Ring Center

Asellarate

95

Bridgewater

Grove Point

Mill Creek

Sherwood Island State Pa

Sherwood Island

Compo Rd S

Compo Rd S

Hillspoint Rd

Hill

HALES RD

Location HALES RD

Mblu D06/ / 023/000 /

Acct# 29068

Owner CONNECTICUT STATE OF

Assessment \$10,584,000

Appraisal \$15,120,000

PID 10275

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$0	\$15,120,000	\$15,120,000

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$10,584,000	\$10,584,000

Owner of Record

Owner CONNECTICUT STATE OF
Co-Owner D O T EXCESS
Address 30 TRINITY ST
HARTFORD, CT 06106

Sale Price \$0
Certificate 1
Book & Page 0763/0247
Sale Date 11/04/1985
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CONNECTICUT STATE OF	\$0	1	0763/0247	29	11/04/1985

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchens	
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	
Fireplaces	
Ceiling Height	
Elevator	
Sprinklers	
Acc Apts	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WestportCTPhotos/default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=10275&bid=10275)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 912	Size (Acres) 8
Description State Land Com	Frontage 0
Zone AA_A	Depth 0
Neighborhood K	Assessed Value \$10,584,000
Alt Land Appr Category No	Appraised Value \$15,120,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$15,120,000	\$15,120,000
2020	\$0	\$15,120,000	\$15,120,000
2019	\$0	\$16,800,000	\$16,800,000

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$10,584,000	\$10,584,000
2020	\$0	\$10,584,000	\$10,584,000
2019	\$0	\$11,760,000	\$11,760,000

BOOK 763 PAGE 247

Deed, made this 31st day of October, 1985 by The Penn Central Corporation, a corporation of the Commonwealth of Pennsylvania, having an office at 500 West Putnam Avenue, Box 5000, Greenwich, Connecticut 06836, hereinafter referred to as the Grantor:

WITNESSETH, that the Grantor, for and consideration of the sum of \$1.00 and other good and valuable consideration, lawful money of the United States, paid to it by the State of Connecticut, hereinafter referred to as the Grantee, the receipt whereof is hereby acknowledged, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever, the premises described in Schedule A attached hereto and made a part hereof,

TO HAVE AND TO HOLD all and singular the said lines of railroad and other property hereinbefore described and every part and parcel thereof hereby conveyed or intended so to be unto the Grantee, its successors and assigns forever.

The words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees," respectively, whenever the sense of this indenture so requires and whether singular or plural, such words shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

NO Conveyance Tax Collected
John M. Hyde
Town Clerk of Westport

In Witness Whereof, the Grantor has signed these presents on the day and year first above written.

THE PENN CENTRAL CORPORATION

By F. Rovet
Vice President
Fred Rovet

Blanche Kriegsfeld
Blanche Kriegsfeld

Catherine M. O'Brien
Catherine M. O'Brien

Ernest K. Foglio
Asst. Sec.

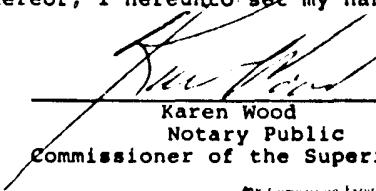


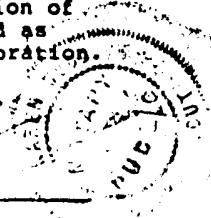
BOOK 763 PAGE 248

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss. *Greenwich*

Before me, the undersigned, this 31st day of October, 1985, personally appeared F. W. Rovet, known to me to be the Vice President of The Penn Central Corporation, a corporation, and that he as such officer, signer and sealer of the foregoing instrument, acknowledged the execution of the same to be his free act and deed individually and as such officer, and the free act and deed of said corporation.

In Witness Whereof, I hereunto set my hand.


Karen Wood
Notary Public
Commissioner of the Superior Court
My Commission Expires March 31, 1988



SCHEDULE A

All and singular the lands including the improvements thereon comprising the Main Line of the former The New York, New Haven and Hartford Railroad Company beginning at the boundary line between the Town of Rye, County of Westchester and State of New York on the west and the Town of Greenwich, County of Fairfield and State of Connecticut on the east, and running thence in a general easterly direction through the Town of Greenwich, the Town and City of Stamford, the Town of Darien, the City of Norwalk, the Towns of Westport and Fairfield, the City of Bridgeport, the Town of Stratford, all in the County of Fairfield, through the Towns of Milford and Orange and the City and Town of West Haven in the County of New Haven, to a point 600 feet easterly of the easterly line of Chapel Street in the City of New Haven, County of New Haven and State of Connecticut,

Together with all and singular the lands including the improvements thereon comprising the branch lines of railroad of said former The New York, New Haven and Hartford Railroad Company as follows:

- (a) New Canaan Branch extending from its junction with said Main Line in the Town of Stamford, County of Fairfield and State of Connecticut and thence

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running in a general northerly direction through the Towns of Stamford, Darien and New Canaan in the County of Fairfield and State of Connecticut to the end of said Branch in New Canaan;

- (b) Waterbury Branch extending from its junction with said Main Line in the Town of Milford and thence running in a general northerly direction through said Town of Milford, the Towns of Orange, Derby, Ansonia, Seymour, Beacon Falls and Naugatuck and the City of Waterbury, all in New Haven County and State of Connecticut, to the southerly line of Freight Street in the City of Waterbury; and
- (c) Danbury Branch extending from its junction with said Main Line in the City of Norwalk, County of Fairfield and State of Connecticut and thence running in a general northerly direction through the City of Norwalk, the Towns of Redding, Wilton, Ridgefield, Bethel and the Town and City of Danbury, all in the County of Fairfield and State of Connecticut,

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to the Danbury passenger station along with a portion of the Maybrook freight line extending from said station to the southerly line of White Street,

Saving and excepting such of the said lands, improvements and air rights as shall have heretofore been conveyed to the Grantee or its designees by the Grantor.

The said lands are shown in red outline on Valuation Plan Numbers 15 through 62 of Valuation Sections 53.60 through 53.64 and 52.60 (Main Line); Valuation Plan Numbers 1 through 6 of Valuation Section 53.65 (New Canaan Branch); Valuation Plan Numbers 24 through 1 of Valuation Sections 58.69, 58.70 and 58.71 and Plan Number 129 of Valuation Section 58.66 and Plan Number 128 of Valuation Section 58.65 (Danbury Branch); and Valuation Plan Numbers 1 through 28 of Valuation Sections 57.70 and 57.71 (Waterbury Branch); all as modified by the provisions of an "Agreement With Respect to Exercise of Option" dated June 12, 1974 between Grantor and Grantee, which agreement is recorded in New Haven Land Records at Volume 2507, Pages 01-14.

A set of the said Valuation maps, as so modified, has heretofore been signed by a duly appointed representative of the Grantor and delivered to the Grantee, which set is hereby incorporated herein by reference and made a part hereof.

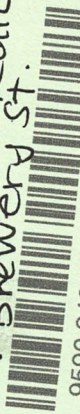
Received for record November 4 1985 at 9:10 A. M. and recorded by Joan M. Hyde Westport Town Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bureau of Public Transportation
 Mr. James Triplett
 P.O. Mgmt. Division
 Office of the Trail
 4 Brewery St.



9590 9402 7116 1251 2449 67 06571
 New Haven, CT 06519

2. Article Number (Transfer from service label)
 7015 1520 0000 8755 4578

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
 J. M. S. [Signature]
- C. Date of Delivery
 07/11/20
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Mail Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description					Element	Cd	Description			
Style:	99	Vacant Land					Fireplaces					
Model	00	Vacant					Ceiling Height					
Grade:							Elevator					
Stories:							CONDO DATA					
Occupancy							Parcel Id		C		Owne	
Exterior Wall 1									B		S	
Exterior Wall 2							Adjust Type	Code	Description	Factor%		
Roof Structure:							Condo Flr					
Roof Cover							Condo Unit					
Interior Wall 1							COST / MARKET VALUATION					
Interior Wall 2							Building Value New					
Interior Flr 1							Year Built					
Interior Flr 2							Effective Year Built					
Heat Fuel							Depreciation Code					
Heat Type:							Remodel Rating					
AC Type:							Year Remodeled					
Total Bedrooms							Depreciation %					
Total Bthrms:							Functional Obsol					
Total Half Baths							External Obsol					
Total Xtra Fixtrs							Trend Factor		1			
Total Rooms:							Condition					
Bath Style:							Condition %					
Kitchen Style:							Percent Good					
Kitchens							Cns Sect Rcnld					
Whirlpool Tubs							Dep % Ovr					
Hot Tubs							Dep Ovr Comment					
Sauna (SF Area)							Misc Imp Ovr					
Fin Basement							Misc Imp Ovr Comment					
Fin Bsmt Qual							Cost to Cure Ovr					
Bsmt. Garages							Cost to Cure Ovr Comment					
Interior Cond												
Fireplaces												
Ceiling Height												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Ttl Gross Liv / Lease Area					0	0			0			

No Sketch

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNECTICUT STATE OF D O T EXCESS 30 TRINITY ST				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
HARTFORD CT 06106						EX VC C L	52	15,120,000	10,584,000	
SUPPLEMENTAL DATA										
1		Alt Prcl ID	531615RR	Lift Hse						
		Historic ID		Asking \$						
		Census	505							
		WestportC	K28							
		Survey Ma								
		Survey Ma								
		GIS ID	D06023000	Assoc Pid#						
							Total	15,120,000	10,584,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONNECTICUT STATE OF		0763 0247	11-04-1985	U	V	0	29	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2021	52	10,584,000	2020	52	10,584,000	2020	52	10,584,000
							Total	10,584,000	Total	10,584,000	Total	10,584,000	Total	10,584,000		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
			Total	0.00								

ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	A	0001			

NOTES											APPRAISED VALUE SUMMARY			
M/ EXEMPT											Appraised Bldg. Value (Card)	0		
											Appraised Xf (B) Value (Bldg)	0		
											Appraised Ob (B) Value (Bldg)	0		
											Appraised Land Value (Bldg)	15,120,000		
											Special Land Value	0		
											Total Appraised Parcel Value	15,120,000		
											Valuation Method	C		
											Total Appraised Parcel Value	15,120,000		

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									03-10-2015	BG			99	Vacant Lot Inspection
									05-14-2010	J			99	Vacant Lot Inspection
									08-23-2005	VR	1		99	Vacant Lot Inspection

Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	912	State Land Com	AA_A		8.000 AC	1,080,000.	1.00000	C	1.00	K	1.750		1.0000		15,120,000
					Total Card Land Units	8.000 AC	Parcel Total Land Area 8							Total Land Value	15,120,000

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description					Element	Cd	Description			
Style:	99	Vacant Land					Fireplaces					
Model	00	Vacant					Ceiling Height					
Grade:							Elevator					
Stories:							CONDO DATA					
Occupancy							Parcel Id		C		Owne	
Exterior Wall 1										B		S
Exterior Wall 2							Adjust Type	Code	Description	Factor%		
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Roof Cover							Condo Unit					
Interior Wall 1							COST / MARKET VALUATION					
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Interior Flr 2							Effective Year Built					
Heat Fuel							Depreciation Code					
Heat Type:							Remodel Rating					
AC Type:							Year Remodeled					
Total Bedrooms							Depreciation %					
Total Bthrms:							Functional Obsol					
Total Half Baths							External Obsol					
Total Xtra Fixtrs							Trend Factor		1			
Total Rooms:							Condition					
Bath Style:							Condition %					
Kitchen Style:							Percent Good					
Kitchens							Cns Sect Rcnd					
Whirlpool Tubs							Dep % Ovr					
Hot Tubs							Dep Ovr Comment					
Sauna (SF Area)							Misc Imp Ovr					
Fin Basement							Misc Imp Ovr Comment					
Fin Bsmt Qual							Cost to Cure Ovr					
Bsmt. Garages							Cost to Cure Ovr Comment					
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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
Ttl Gross Liv / Lease Area		0	0			0						

No Sketch

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNECTICUT STATE OF D O T EXCESS 30 TRINITY ST				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
HARTFORD CT 06106						EX VC C L	52	11,907,000	8,334,900	
SUPPLEMENTAL DATA										
1		Alt Prcl ID	531614RR	Lift Hse						
		Historic ID		Asking \$						
		Census	505							
		WestportC	K21							
		Survey Ma								
		Survey Ma								
		GIS ID	C06008000	Assoc Pid#						
							Total	11,907,000	8,334,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONNECTICUT STATE OF		0763 0247	11-04-1985	U	V	0	29	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2021	52	8,334,900	2020	52	8,334,900	2020	52	8,334,900
							Total	8,334,900	Total	8,334,900	Total	8,334,900	Total	8,334,900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
			Total															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Sub	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)									
0001	A	0001				Appraised Xf (B) Value (Bldg)									
						Appraised Ob (B) Value (Bldg)									
						Appraised Land Value (Bldg)	11,907,000								
						Special Land Value	0								
						Total Appraised Parcel Value	11,907,000								
						Valuation Method	C								
						Total Appraised Parcel Value	11,907,000								

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
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					Total Card Land Units	6.300 AC	Parcel Total Land Area					6	Total Land Value			11,907,000